

Section 7: Definitions

The definitions in Section 17.04 (Definitions) of the City of Rocklin Zoning Ordinance shall apply to this Regulating Code. In addition to the definitions in Section 17.04, the following definitions are provided for additional words and terms that are used in this Regulating Code. If a word or phrase is not defined, then the word or phrase shall be defined as set forth in any recognized treatise or authority on zoning, planning, or architecture. A dictionary shall be used to define common words and phrases.

A

Alley: A public or private roadway (generally not more than 24 feet wide) that is not intended for general traffic circulation, but rather provides vehicle access to the rear or side of parcels having other public street frontage.

Artist Lofts/Studios: A large, usually unpartitioned space that is used for residential living and/or home businesses. Painters, sculptors, architects, interior designers, and other creative professionals often live and work in lofts and studios.

Awning: a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade or shelter.

B

Balcony: An outdoor living space located on the second or higher floor of a building that is enclosed by a railing or other safety barrier.

Bay Window: A window and related structure that extends outward from an exterior building wall and thereby forms an alcove in the adjoining interior space.

Berm: A mound not more than three feet tall.

Block: A parcel or group of adjacent parcels surrounded by public streets, railroad rights-of-way, flood control or natural drainage channels, unsubdivided acreage, or any combination of these features.

Building Frontage: The side of the building that faces the front of the parcel.

Building Height: The maximum allowed distance between the average grade of the sidewalk in front of the property to the highest point on the building.

Building Width: the distance from one side of the building's frontage to the other side of the building frontage.

Build-to-Line: A line that is parallel to the property line, along which the façade of the building shall be built.

Bulb-out: An extension of the sidewalk into the parking lane at intersection and mid-block crosswalks. Bulb-outs reduce the length of pedestrian crossings and help to slow vehicle traffic.

C

California Environmental Quality Act (CEQA): State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

Carriage Units: See secondary dwelling unit.

Categorical Exemption: As defined by Section 15354 of the State CEQA Guidelines (Title 14, California Code of Regulations), an exemption from CEQA for a class of projects based on a finding by the Secretary of Resources that the class of projects does not have a significant effect on the environment.

Colonnade/Arcade: A covered, open air walkway that is attached to a building and has an overhead structure (roof, balcony, or enclosed habitable space) that is supported by columns or arches.

Cornice: A horizontal molded projection that crowns or completes a building façade. The cornice is the uppermost section of moldings along the top of a wall or just below a roof.

Cottage Commercial Building/Use: A type of development that looks like a single-family residential home in terms of architecture, site layout, and landscaping, but contains commercial or service uses.

D

Density: The number of housing units per acre.

Design Regulation: A minimum or baseline standard for the design of development projects within Downtown Rocklin. In general, development projects must comply with all applicable design regulations. However, an Exception to a design regulation may be granted in certain situations to allow an effective and attractive design solution.

Design Guideline: A design recommendation that is intended to further define the desired image and character of development in Downtown Rocklin. Design guidelines provide additional guidance to architects, landscape architects, engineers, and other designers. Compliance with a design guideline is not necessarily required, but is strongly encouraged.

Development: Any subdivision, construction activity, or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use, after the effective date of this Development Code, and is subject to this Development Code.

Dormers: A framed window unit projecting through the sloping plane of a roof thereby forming an alcove in the adjoining interior space. The dormer has its own roof, which is usually a gable or hip.

Downspouts: A pipe for draining water from roofs and roof gutters.

Drainage Swale: An open channel designed for stormwater runoff.

E

Eaves: The horizontal, lower edge of a sloped roof.

Environmental Impact Report: An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

Exception: A permitted exemption from a development standard, design regulation, or provision of the Downtown Regulating Code, which is granted because the strict application of such standard, design regulation, or provision would prevent an effective and attractive design solution that fulfills the overall vision for Downtown.

Exemption: See CEQA Exemption.

External Side Setback Zone: The external side setback zone is the area along the external side of the lot (or the side of the lot that is adjacent to the street right-of-way) that must remain open and cannot be built over with a habitable structure.

F

Façade: A wall or series of walls that together make up a side of a structure.

Fascia: A flat vertical board used to hide ends of roof rafters.

Finished Floor Elevation: The elevation of the first habitable floor of a structure.

Floor Area Ratio: The total floor area of all buildings or structures on a lot divided by the total area of the lot. The floor area of parking areas, exterior decks or patio spaces, and exterior courtyards are not included in the FAR calculation.

Franchise: A business, established or operated, under an authorization to sell or distribute a company's goods or services in a particular area or location.

Front Setback Zone: The area along the front side of a lot that must remain open and cannot be built over with a habitable structure.

G

Gable: A triangle-shaped building form that is created by the joining of two sloping roof planes.

Gabled roof: A type of roof containing sloping planes (usually of the same pitch) on two sides of the roof ridge and a gable at each end of the ridge.

Granny Unit: See secondary dwelling unit.

Gutter: The trough that channels water from the slope of the roof and the eaves to the downspouts.

H

Hardie-Plank Siding: Fiber cement siding that is designed to resemble stucco, wood clapboards, or cedar shingles, depending on how the panels are textured. Fiber cement is more durable than wood or stucco, and is also fire resistant.

Height: See Building Height.

Hipped Roof: A type of roof that slopes from the ridge to the eaves on all sides of the roof. Hipped roofs do not contain gables.

IJK

Intensity: The amount of commercial and/or non-residential floor space compared to the size of the lot. Intensity is measured by a Floor Area Ratio (See Floor Area Ratio).

Internal Side Setback Zone: The area along the internal side of a lot (or the side of the lot that shares a property line with an abutting property) that must remain open and cannot be built over with a habitable structure.

L

Live/Work Units: A residential dwelling unit that includes adequate working space that is accessible from the living area and is reserved for, and regularly used by, one or more persons living in the unit.

M

Mansard Roof: A roof that has two slopes on each side of the roof. The lower roof slope is

steeper than the upper-roof slope. The upper roof-slope is sometimes flat.

Marquee: A roof-like structure of permanent nature that projects from the wall of a building to provide shade and shelter.

Maximum Building Height: The maximum height allowed by this regulating code.

Maximum Residential Density: The maximum number of residential units allowed per acre. For the purposes of this Regulating Code, maximum residential density is calculated by net acreage of the site.

Mitigated Negative Declaration: A written statement describing the reasons that a proposed project will not have a significant adverse effect on the environment with the implementation of mitigation measures (if necessary) and therefore does not require the preparation of an EIR, in compliance with the California Environmental Quality Act (CEQA).

Mixed-Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Multi-Family Residential (Attached): A building that contains multiple residential dwelling units, which are renter occupied.

Multiplex Homes: A multi-family residential building that is designed to resemble the look of a single-family home in terms of site layout, architecture, and landscaping.

N

Net Acreage: The site acreage located inside the parcel boundary, excluding dedicated public right-of-ways.

Non-Franchise: A business that is independently owned and operated and is not connected with a franchise.

O

Opacity: A measurement of how opaque or “see through” a window, wall, or fence is.

Overhang (Roof Overhang): A portion of the roof structure that extends beyond the exterior walls of a building.

PQ

Parapet: A low wall projecting from the edge of a roof. Parapets are often designed with details and cornices.

Parcel Map: A map required for the subdivision of four or fewer lots as described in Subdivision Map Act, Article 3, Chapter 2.

Parking Zone: The area of a lot where parking is allowed.

Parkway: A grass or landscaped strip located between the curb and gutter and the sidewalk. Parkways are usually planted with street trees.

Paseo: A pedestrian-only street or walkway that is usually lined with storefronts, restaurants, cafes, and other active uses.

Pergola: An arbor or a passageway of columns supporting a roof of trelliswork on which climbing plants are trained to grow.

Pitch: The degree of roof incline expressed as the ratio of the rise, in feet, to the span, in feet.

Porch: A roofed area connected to the ground level of a structure and that is open, except for railings and supporting columns.

Porticos: A walkway or small porch leading to the entrance of a building and that often with a roof supported by columns.

R

Rear Setback Zone: The area along the rear side of a lot that must remain open and cannot be built over with a habitable structure.

Ridge: The uppermost, horizontal external angle formed by the intersection of two sloping roof planes.

Roof Overhang: See Overhang.

S

Secondary Dwelling Unit: A second independent single-family unit located on a single-family lot that contains its own sleeping quarters, kitchen, bathroom facilities, and

entrance from the outside. Secondary dwelling units may be attached or detached to the main home on the site.

Setback Zone: The area of a lot that must remain open and cannot be built over with a habitable structure. Also see Front Setback Zone, External Side Setback Zone, Internal Side Setback Zone, and Rear Setback Zone.

Shed roof: A roof containing only one sloping plane. Has no hips, ridges, valleys or gables.

Sidewalk Use Permit: A permit issued by the City that authorizes certain uses and activities on public sidewalks.

Single-Family Residential (Attached): Residential units that are individually owned and that share common walls with other attached residential units.

Single-Family Residential (Detached): Residential units that are individually owned and that are stand alone-structures on a lot.

Slope: The degree of roof incline expressed as the ratio of the rise, in inches, to the run, in feet.

Subdivision Map Act, or Map Act: Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions regarding the subdivision of real property.

Subdivision Map: A map required for the subdivision of five or more lots as described in Subdivision Map Act, Article 3, Chapter 2.

Subdivision: The division of a piece of property into separate lots for the purpose of sale, lease or financing, whether immediate or future.

T

Townhomes: Single-family homes that are attached at the side and that form a row of housing.

UVWXYZ

Vent: Any outlet for air that protrudes through the roof deck such as a pipe or stack. Any device installed on the roof, gable or soffit for the purpose of ventilating the underside of the roof deck.